093.0	0007	0020.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	699,300 /	699,300
					USE VALUE:	699,300 /	699,300
					ASSESSED:	699,300 /	699,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		CHATHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KHANAL PRABAL &
Owner 2:	DHUNGEL PRITHULA
Owner 3:	
Street 1:	32 CHATHAM STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHANBHAG ARUN S & MANASHI A -
Owner 2:	-
Street 1:	32 CHATHAM STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5040.000	299,500		399,800	699,300
Total Card	0.116	299,500		399,800	699,300
Total Parcel	0.116	299,500		399,800	699,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.31 /Parcel: 520.31

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 61088

GIS Ref

GIS Ref

Insp Date 11/01/16

!7682!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 093.0-0007-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	299,500	0	5,040.	399,800	699,300		Year end	12/23/2021
2021	101	FV	290,000	0	5,040.	399,800	689,800		Year End Roll	12/10/2020
2020	101	FV	290,000	0	5,040.	399,800	689,800	689,800	Year End Roll	12/18/2019
2019	101	FV	236,000	0	5,040.	405,600	641,600	641,600	Year End Roll	1/3/2019
2018	101	FV	236,000	0	5,040.	302,700	538,700	538,700	Year End Roll	12/20/2017
2017	101	FV	212,800	0	5,040.	274,200	487,000	487,000	Year End Roll	1/3/2017
2016	101	FV	212,800	0	5,040.	262,800	475,600	475,600	Year End	1/4/2016
2015	101	FV	199,900	0	5,040.	222,800	422,700	422,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:59:41

LAST REV

Date	Time
07/11/17	09:25:50
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7682

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHANBHAG ARUN S	68572-276		12/12/2016		635,000	No	No		
GULLOTTI CHRIST	28730-577		6/19/1998		270,000	No	No		Y

USER DEFINED

Prior Id # 1:	61088
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2015	514	Re-Roof	5,000					
1/11/2008	68	Redo Kit	19,500			G10	GR FY10	
8/15/1995	477		3,000					WDK

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2016	Measured	DGM	D Mann
6/3/2015	Permit Insp	PC	PHIL C
1/5/2009	Meas/Inspect	163	PATRIOT
4/1/2000	Meas/Inspect	264	PATRIOT
2/23/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5040		Sq. Ft.	Site		0	70.	1.13	5									399,839						399,800	

Total AC/HA:	0.11570	Total SF/SM:	5040	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,839	Spl Credit		Total:	399,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	98800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335735
Depreciation:	36259
Depreciated Total:	299475

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

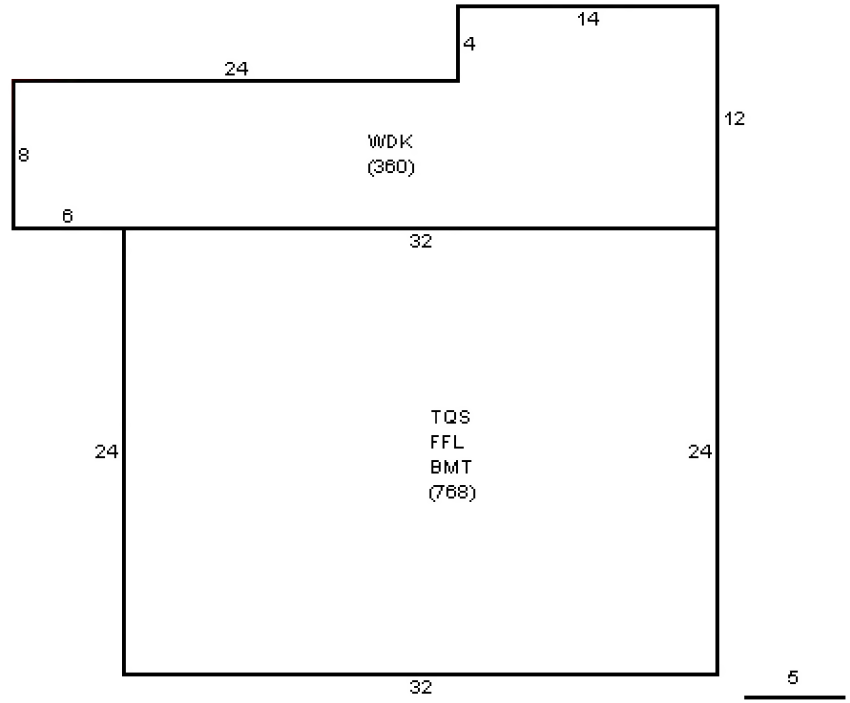
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	121.16
Final Total:	299500	Val/Su SzAd	222.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.550	34,211
FFL	First Floor	768	148.490	114,037
TQS	3/4 Story	576	148.490	85,527
WDK	Deck	360	8.780	3,160

Net Sketched Area:	2,472	Total:	236,935
Size Ad	1344	Gross Area	2664	FinArea	1344
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

093.0-0007-0020.0

IMAGE

AssessPro Patriot Properties, Inc